

**PLEASANT STREET PETROLEUM CLEANUP
PROJECT SUMMARY
CITY OF NORTHAMPTON, MA
SEPTEMBER 22, 2008**

BACKGROUND

The City of Northampton, the Massachusetts Highway Department, and the U.S. Environmental Protection Agency are partners in this environmental cleanup project. EPA has awarded MassHighway a Brownfields Cleanup grant to perform soil and groundwater cleanup activities on Pleasant Street in Northampton, MA.

The site is contaminated with gasoline that leaked from dispensers, distribution piping, and underground storage tanks that were part of the former Staab Gas Station. The station encompassed land located under the subject portion of Pleasant Street and land on either side of Pleasant Street. The gasoline contamination has remained under the roadway for over 20 years.

Assessments confirm the presence of significant concentrations of dissolved gasoline contaminants in the groundwater and soil over a large area. The center and largest portion of the free-phase gasoline and the dissolved plume is located directly under Pleasant Street. The conditions at the site warrant the implementation of remedial response actions. The properties at 459, 480, 492 Pleasant Street and the Pleasant Street layout were previously under common ownership as part of the Staab Gas Station until 1952 when MassHighway acquired a portion of the gas station property to construct Pleasant Street (Rt. 5).

In the 1980's the station ceased operations, and the remaining parcels on either side of Rt. 5 were transferred to new private owners (459 Pleasant St. to Robert Kalish of Pleasant Journey Used Cars; 492 and 480 Pleasant St. to QuickBeam Realty Trust). Those properties were converted to other commercial uses. In 1988 over 12" of free-phase gasoline was detected floating on the groundwater on both sides of Pleasant Street and under the roadway layout. The gasoline-contaminated soil cannot be excavated because of space restrictions and because of its location under Pleasant Street, an active roadway and major transportation artery leading into downtown Northampton. The contamination has smeared the soil from eight to 10 feet with gasoline over an area of at least 3,000 square feet under the roadway. The free-phase gasoline has a slow migration rate, confirming the low permeability and low hydraulic gradient of the native soil. There are no private water supply wells within 500 feet. Municipal drinking water is available along Pleasant Street. There are residences and commercial buildings surrounding the subject portion of Pleasant Street. Cleanup of the Pleasant Street roadway will enhance cleanup efforts on adjacent private commercial properties stabilizing existing small businesses that provide 25 jobs in a low-income neighborhood, increasing commercial property values, and enhancing commercial redevelopment potential.

PROJECT MANAGEMENT AND OVERSIGHT

MassHighway District 2 will oversee and monitor the project. MassHighway will enter into an agreement with the City of Northampton to implement the project management including procurement of services and supplies, contract oversight, community outreach/involvement, reporting, and financial management.

SCOPE OF WORK SUMMARY

The goal of the Pleasant Street Cleanup Project is to provide a permanent solution that will eliminate all free phase petroleum product on the site, provide for remediation of soil over time, achieve Remedy Operation Status, and, if possible, achieve site closure or partial site closure for the area within the Pleasant Street right of way.

The Pleasant Street Cleanup Project will include review, revision, and implementation of the existing Phase IV & V Remediation Plans for the area under Pleasant Street, preparation of EPA approved Quality Assurance Project Plan and Health and Safety Plan, installation and operation of cleanup equipment, preparation of State required completion/closeout documents, sampling and monitoring, and community outreach including two community information meetings. All work will be done in accordance with the Massachusetts Contingency Plan (MCP) and EPA requirements.

COMMUNITY OUTREACH

The City of Northampton will establish a community advisory committee consisting of the City Council President and Ward 3 Councilor (as members of the Economic Development, Housing & Land Use Committee of City Council), the Chamber of Commerce, the Ward 3 Neighborhood Association, and adjacent property owners. The Advisory Committee will meet periodically to review the progress of the project (four meetings per year are estimated but will occur as needed). Two public forums will be held to educate the public on the goals of the project, the importance and benefits of brownfields cleanup, and how the project connects to other community and economic development efforts along the Pleasant Street Corridor. One information session will take place at the outset of the project and one upon completion to report on the success of the cleanup. The consultant will make one public meeting presentation and upon completion of remedial activities prepare a non-technical summary report of the cleanup activities for public distribution. The City of Northampton will be responsible for coordinating the public meeting and community outreach activities.

For more information on this project contact:

Teri Anderson
Economic Development Coordinator
Mayor's Office of Economic Development
City Hall, 210 Main Street
Northampton, MA 01060
413-587-1249
tanderson@northamptonma.gov